

The regular monthly meeting of the Beaver County Office of Planning and Redevelopment was held at 12:30 p.m., on Tuesday, March 20, 2018, at the Beaver County Courthouse in the Planning Commission Conference Room.

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Present: Ms. Charlton, Messrs. Farmer, Ruppen, Rosatone & Stuber

Absent: Ms. Vannoy, Messrs. Bragg, Economos, and Mitch

Staff: Lance Grable Director, B C Office of Planning and Redevelopment  
Joseph C. West Planning Director & Asst. Director of BC Office of Planning & Redevelopment  
Susan M. Jamery Senior Administrative Assistant  
Frank Vescio Planning Assistant/GIS Coordinator  
Dan Distler Environmental Planner/Redevelopment Specialist

Solicitor: Attorney Sam Orr

Guests: Katie Staudenmeier, of BC Conservation District

#### **Approval of previous meeting minutes**

A motion was made by Mr. Stuber and seconded by Ms. Charlton to approve the minutes of the 2-20-18 meeting. Motion carried unanimously.

#### **OLD BUSINESS**

##### **Projects Status:** Staff noted:

Stormwater Management Project (Act 167) – Nothing to report.

Floodplain – Dan was the presenter for a Floodplain Administrators class in Crawford County on 3-7-18.

EPA Brownfields Coalition Assessment Grant – We received Inv # 16002-18 and processed it for payment.

GIS Update – Frank continues to work on: building footprints updates, creating Economic Site maps, developing site maps for the court system, creating a Gas map for the Assessment ROD points for the GIS portal, updating the GIS Farm Ranking System software with the BC Land Pres Board. Joe & Frank met with Keith Swavely & Ethan Franklin/Global Business Develop ESRI to discuss software issues.

Eagle View Pictometry - Eric Brewer, Director of EMS has paid 1<sup>st</sup> payment of \$20,789.40 to Eagle View for Pictometry.

Appalachian Regional Commission (ARC) – Nothing to report.

Freight Plan – Nothing to report.

MS4 – The municipal joint ad ran in the BC Times on 3-7-18.

Beaver County Comprehensive Plan Update – Nothing to report. Staff continues to seek funding for this project.

Community Access TV Project – Nothing to report.

Census 2020 – On 2-22-18, Joe, Dan & Frank attended Statistics for your District: ACS Data for State Legislative Offices) via web-ex.

Transportation – BCPC was notified that Monaca Boro is applying for the SMART Grant prequalification application for SPC.

#### **NEW BUSINESS**

##### **Development**

##### **Subdivisions for Review and Report (Major)**

|                      |                                    |                   |
|----------------------|------------------------------------|-------------------|
| John Hall Lot Rev Pl | Zelienople Airport Auth/Heurich Pl | Margo Hogan Pl #6 |
| Center Twp 3 Lots    | Franklin Twp 3 Lots                | Marion Twp 4 Lots |

After staff's review, a motion was made by Ms. Charlton and seconded by Mr. Stuber to accept staff comments and forward to the respective municipalities. Motion carried unanimously.

##### **Subdivisions for Review and Report (Minor)**

|             |              |                  |                    |
|-------------|--------------|------------------|--------------------|
| Rambo Pl #2 | Mihalic Plan | D.M. Steele Plan | Spinnenweber Pl #3 |
| Greene Twp  | Hanover Twp  | Hanover Twp      | Patterson Twp      |

##### **Proposed Land Developments**

Beaver Falls City – Mycelia Development Bldg LD - After staff's review, a motion was made by Mr. Ruppen and seconded by Mr. Farmer to accept staff comments and forward to the City of Beaver Falls. Motion carried unanimously.

### **Proposed Zoning Ordinances/Amendments**

Hopewell Twp - After staff's review, a motion was made by Mr. Farmer and seconded by Mr. Ruppen to accept staff comments and forward to Hopewell Twp. Motion carried unanimously

### **Notifications**

#### **Encroachment Permits**

Marion Twp – PennEnergy Resources, LLC (2) – Beaver Pad 9 Electronic Conduit Project & Beaver Pad 9, GP-5  
Roch/East Roch/Freedom Boros – Rochester Area Joint Sewer Auth – Long Term Control Plan Project  
Shippingport Boro – FirstEnergy – BV Power Station – Primary Water Intake Spill Containment Concrete Pad Project

#### **NPDES Permits**

Brighton Twp – Vanport Twp Mun Auth – Two Mile Run Wastewater Treatment Plant  
Chippewa Twp – Pennko Properties LLC – Chippewa Heights Plan of Lots

#### **Oil & Gas Permits**

Independence Twp – MarkWest Liberty - McMichael Compressor Station Major Modification

#### **Railroad Permit**

Big Beaver/North Sewickley – PA Turnpike Comm – cross tracks of CSX and Norfolk Southern (Beaver River Bridge)  
Potter Twp – Verizon PA LLC – fiber optic cable crossing of the Norfolk Southern Railroad.

#### **Water Allocation Permits**

Industry Boro – Buckeye Partners, LP – Broadway Hydrotest Project

#### **Water Quality Part II Permits**

Monaca Boro – Monaca Wastewater Treatment Plant Control Bldg Modifications – Plant Improvements Project

#### **Water Supply Permits**

South Hgts/Hopewell – Creswell Hgts Joint Auth – 3 Projects – 1) Replacement of Existing Chlorine Contact Tank – 2) Medora Corp Solar Bee Mixers – 3) Cochran Acres Tanks Painting  
Center & Potter Twps – Center Twp Water Auth – Ohio River Water Intake Project

#### **Other**

2-2-18 Ltr from DEP – Paris Flyash Site – Permit Renewal Application – Hanover Twp – additional info received.  
2-21-18 Ltr from DEP – Paris Flyash Site – Acceptance Letter – Permit Renewal – Hanover Twp

### **OTHER**

#### **Consistency/General Comment Letters - (Approval/Ratification)**

- FirstEnergy Nuclear Operating Co – Beaver Valley Power Station – Primary Water Intake Spill Containment Concrete Pad Project – Shippingport Boro & encroachment permit (R)
- Marion Twp – Herman Road Waterline Project – PA Small Water & Sewer Program (R)
- Midland Boro Mun Auth – 12<sup>th</sup> Street Waterline Replacement Project - PA Small Water & Sewer Program (R)
- North Sewickley Sewer Auth – PA Small Water & Sewer Program – 2 projects - 1) Sew Line Ext Project & 2) Connoquenessing Line Replacement Project (R)
- Center Twp Sanitary Auth – PA Small Water & Sewer Program – Moon Run Sewershed Improv Project (R)
- Pennko Properties, LLC – Chippewa Heights Plan – Chippewa Twp & NPDES permit (A)
- Center Twp Water Auth – Ohio River Water Intake Project – Center & Potter Twp & water supply permit (A)
- Brighton Twp Mun Auth – Pine Street Waterline Replacement Project – PA Small Water & Sewer Program (R)
- Monaca Boro – Monaca Gateway Project – Smart Program Pre-Application (R)

A motion was made by Mr. Stuber and seconded by Ms. Charlton to accept/ratify the above letters and the motion carried unanimously.

#### **Miscellaneous/Informational**

- 2017 BCPC Annual Report – The Annual Report was submitted to the BOC on Feb 20, 2018, meeting the 3-1-18 deadline.
- Villa Subdiv. – submitted by Baden Boro – as per BCPC's Solicitors advice, it is the BCPC policy not to review a plan after it has been approved by the municipality without the comments from the BCPC Board.

### **Adjournment**

There being no further business, Mr. Stuber made the motion to adjourn and Mr. Ruppen seconded. Motion carried unanimously and the meeting was adjourned.